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James Freas
Acting Director

ZONING REVIEW MEMORANDUM

Date: June 11, 2015

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Alexandra Ananth, Chief Planner for Current Planning

Cc: William Winkler & Kathryn Kubie, owners
James Freas, Acting Director of Planning and Development
Ouida Young, Associate City Solicitor

RECEIVED
Newton City Clerk
2015 JUN 19 AM 9:48
David A. Olson, CMC
Newton, MA 02459

RE: Request to add a parking stall in the front setback at a single-family residence

Applicant: William Winkler and Katheryn Kubie	
Site: 48 Holman Rd	SBL: 43042 0008
Zoning: SR3	Lot Area: 7,620 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 48 Holman Road consists of a 7,620 square foot corner lot improved with a single-family residence constructed in 1928. The property has an existing driveway off Holman Road large enough for one car, which is within the front setback. The applicants would like to expand the driveway so as to park two cars.

The following review is based on plans and materials submitted to date as noted below.

- Zoning Review Application, prepared William Winkler and Kathryn Kubie, submitted 5/5/2015
- Proposed Parking Plan, undated
- Existing Conditions Plan, prepared by Everett M Brooks, surveyors, dated 1/29/2015
- Drawing Legend and Notes, undated
- Photo, undated

ADMINISTRATIVE DETERMINATIONS:

1. The subject lot is a corner lot, with the dwelling located 24.7 from Holman Road and 24.1 feet from Day Street. The front setback requirement in this district is 25 feet. There is an existing parking

stall located within the front setback off of Holman Road. The applicants would like to expand the parking area to accommodate a second vehicle. Section 30-19(g)(1) allows for one parking stall to be located within a setback, however, to build the project as proposed, both spaces (including the existing space) will be in the front setback. A special permit will be required to allow for the additional parking stall within the front setback per Section 30-19(m).

SR2 Zone	Required	Existing	Proposed
Lot Size	7,000 square feet	7,620 square feet	No change
Frontage	70 feet	95 feet	No change
Setbacks for existing structure			
• Front (Holman Rd)	25 feet	24.7 feet	No change
• Front (Day Street)	23.9 feet*	24.1 feet*	No change
• Side	7.5 feet	23.6 feet	No change
• Rear	15 feet	9.4 feet	No change
Max. Lot Coverage	30%	19%	No change
Open Space	50%	77%	74%

*Per Variance BO #32-95, the required front setback from Day Street is 23.9 feet

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1. See "Zoning Relief Summary" below:

Zoning Relief Required		
Ordinance		Action Required
§30-19(g)(1) 30-19(m)	Allow more than one parking stall in the front setback	S.P. per §30-24